

AP MORGAN



Railway Walk, Breme Park, Bromsgrove
Offers in the region of £250,000

Features:

- Four-minute walk to Bromsgrove station with direct services to Birmingham New Street
- Private rear garden with allocated off-road parking and garage
- Downstairs WC
- Bright kitchen/diner with glazed door to the rear garden
- Principal bedroom with built-in wardrobe storage
- Shower over bath in the family bathroom
- Field footpaths nearby connecting to the canal and Queens Head at Stoke Pound
- Close to the shops, bars and restaurants of Aston Fields

Description:

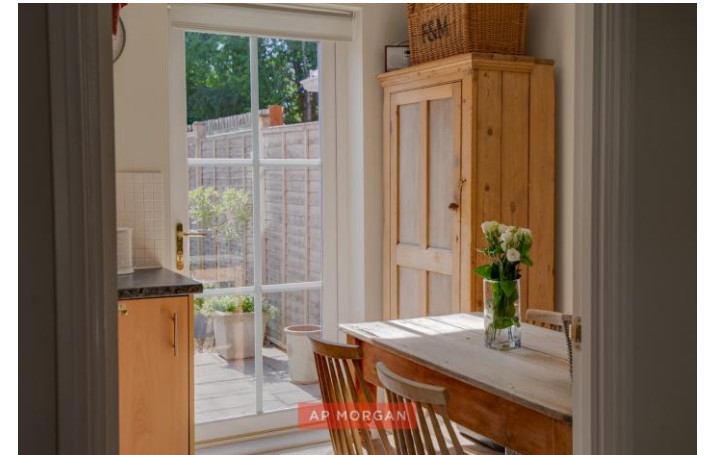
Breme Park. Platform a four-minute walk away. Country footpaths, a canalside pub, and Birmingham in under 30 minutes.

That is a combination that is genuinely hard to find at this price point in Bromsgrove, and it is why Breme Park has built such a loyal following among commuters, first-time buyers, and those simply looking to put down proper roots somewhere that works.

This two-bedroom terraced home has been well looked after and it shows. Step inside and you have a lounge that gives you somewhere to decompress at the end of the day, and a bright kitchen/diner with a glazed door out to the rear garden. A handy ground floor WC completes the ground floor layout.

Upstairs, the principal bedroom has built-in wardrobe storage, the second bedroom sits comfortably as a guest room or home office, and the bathroom has a shower over the bath. It is a layout that has been thought through rather than just ticked off.

Outside, the enclosed rear garden gives you a private space to actually use, with parking and a garage accessible via the rear courtyard gate. That garage is a real bonus for storage, a bike, tools, or whatever you have been meaning to find a home for.



As for the location, Bromsgrove station is a short walk away with direct services into Birmingham New Street in around 23 minutes. Aston Fields is close at hand for day-to-day needs, with independent shops, cafes and restaurants within easy reach. And when the weekend comes around, the field footpaths from the development take you out into open countryside towards the canal and the Queens Head at Stoke Pound, one of the better canalside pubs in the area.

This one will be on the shortlists quickly. Get in touch to arrange a viewing.

Details:

Hall

Guest W/C 1.47 x 0.94

Lounge 4.48 x 3.89 Max

Kitchen/Diner 2.35 x 3.89

First Floor Landing

Bedroom One 2.55 x 3.89 Max incl wardrobes

Bedroom Two 2.31 x 3.89 Max

Bathroom 1.89 x 1.86

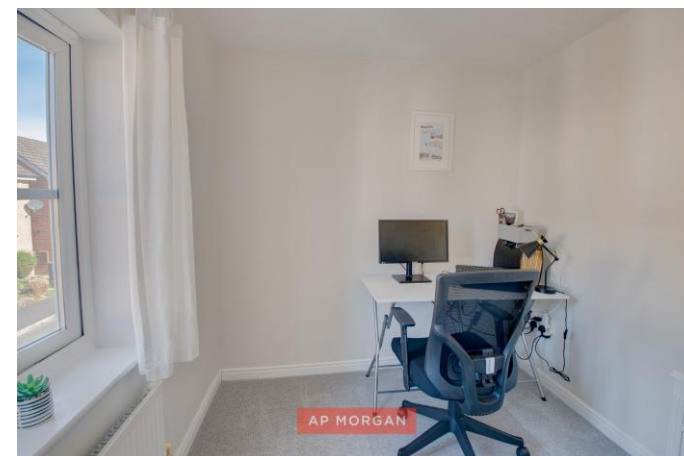
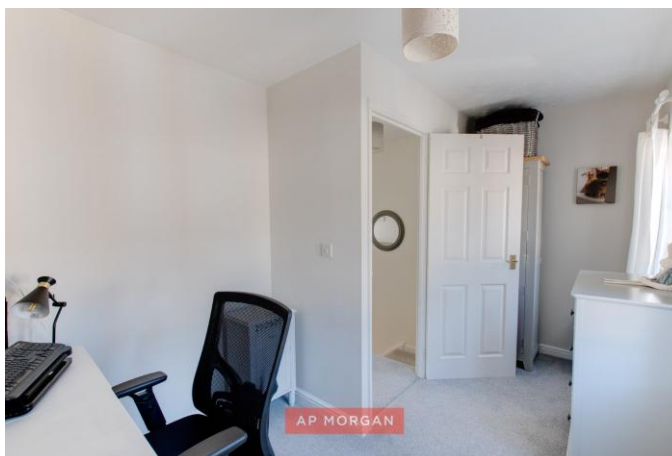
Garage 5.53 x 2.60

EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

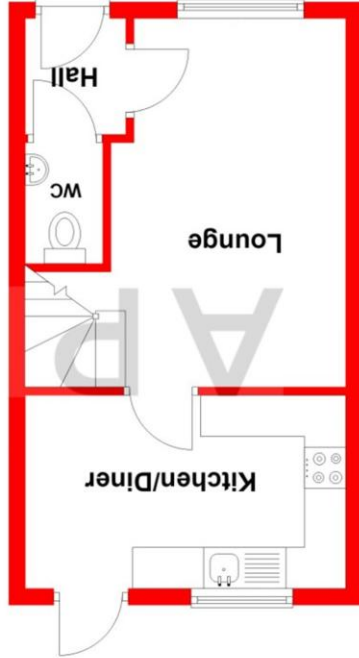
Garage (Not Actual Location)

Approx. 14.4 sq. metres (154.8 sq. feet)



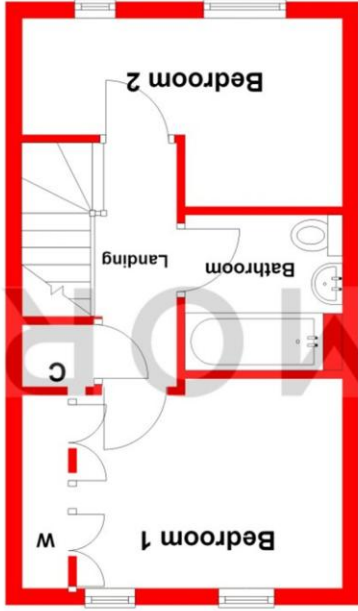
Ground Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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